

<b>Classification:</b> Open	<b>Decision Type:</b> Key
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<b>Report to:</b>	Cabinet	<b>Date:</b> 04 December 2024
<b>Subject:</b>	Procurement and approval of various contracts for the Capital Programme in excess of 500k.	
<b>Report of</b>	Cabinet Member for Housing Services	

## Summary

The housing team and the management of the councils housing stock transferred back to council control in February 2024. A full review of processes has resulted in significant changes to the procurement of external contractors, particularly in relation to the higher valued capital improvement projects. Working closely with the councils Head of Procurement and STAR (external procurement consultants) a robust process to appoint contractors has been introduced. This has however taken longer than planned and as such the delivery of some capital investment projects have encountered delays.

It was anticipated that improving the approach to contractor appointment and contract management would see some of the projects identified for the 2024/25 carry over into 2025/26. The main objective for the current financial year is to ensure contracts for all identified projects are awarded in an approved manner and commenced on site during the current financial year wherever possible. The need for projects of more than £500k to receive cabinet approval has not been used correctly in the past as such this has introduced a new step for the team to build into the contractor appointment timescale.

The purpose of this report is to seek formal approval of contract award recommendations following completion of the mini competition exercises and a direct award in the case of the Moorfield roofing project. All of these procurement activities have been carried out through Procure Plus frameworks, with the support of STAR and the councils procurement team. The Capital Programme was approved in July with various element of works being identified, all approvals within this report formed part of the original programme proposals.

Tender returns have been received from various contractors for different elements of works, we have utilised the most appropriate frameworks available from Procure Plus to undertake mini competitions. The process to assess tender returns was supported and overseen by Procure Plus and STAR.

Upon receipt of cabinet approval, the intention is to commence work on site December 2024/January 2025, should these projects not be completed by March 2025 they will be carried forward into the 2025/26 programme as committed schemes.

These contracts will be managed through the Housing Property delivery team, formerly known as Sustainability and Investment (S&I).

### **Recommendation(s)**

Cabinet is asked to approve the award of the following contracts:

**Roofing Lot 1** - Successful contractor BAAS, contract value £1,572,227

**Roofing Lot 2** - Successful Contractor – WRPS, contract value £981,063

**Roofing Moorfield** - Successful Contractor – WRPS, contract's value £1,418,424

**Energy Tender** - Successful Contractor - Green Homes Grant, Installs contracts value £791,829.

**Communal Works Lot 1** – To be considered at Cabinet on the 08<sup>th</sup> January 2025.

**Communal Works Lot 2** - To be considered at Cabinet on the 08<sup>th</sup> January 2025.

### **Procurement process**

All procurement has been carried out utilising Procure Plus OJEU compliant frameworks, submissions have all been evaluated by a panel of staff and moderated using procurement specialists. The winning bidders scored highest overall in the evaluation process. The evaluation of the tenders was carried out on a 60:40 split price and quality/social value basis. Corporate Procurement, (via STAR Procurement) has reviewed and is comfortable with the approach taken and the outcome of each contract prior to submission to Cabinet.

### **Roofing Projects**

Approve the award of a contract to the winning bidders for the initial period of the tender which completes end March 2025 with the option to extend for a further 12 months until March 2026 should additional work be identified.

The roofing projects within the programme consists of several schemes, these were split into 2 lots geographically with exception of the Moorfield scheme itemised separately below, tenderers were invited to submit prices on price and quality basis, 4 tenderers returned for each lot. Having evaluated the submissions, the following contractors have been successful.

**Roofing Lot 1** - Successful contractor BAAS in sum of £1,572,227

**Roofing Lot 2** - Successful Contractor WRPS in sum of £981,063

### **Roofing Moorfield**

Moorfield is a sheltered accommodation building which has had significant repairs carried out to the roof over recent years to address ongoing issues with water ingress. The design of the atrium areas also makes it difficult to control temperatures within the communal areas.

A design team was formulated including WRPS and consultants who have experience in dealing with and rectifying similar issues. They have worked for and with Bury/Six town over the past couple of years to develop an appropriate solution. The new design

will see the atriiums removed and insulated and the installation of velux opening roof windows.

Many areas of the building lack insulation which is also being addressed along with utilising roof areas to fit solar panels to improve the buildings energy efficiency, solar panels will used to offset costs of communal electric. Due to the complexity of this project and the works carried out in developing the design by WRPS, a direct award utilising the Procure Plus framework is the most appropriate way to deliver this scheme and has been approved with the procurement specialists.

WRPS to deliver the works in the sum of £1,418,424

### **Energy Tender**

The works comprises of a range of energy efficiency measures, including internal and external insulation and has been tendered trough the Procure Plus DPS framework, with several contractors expressing an initial interest. We received fifteen tender returns which were assessed on price and quality basis and included commitments to social value that will be further developed on contract award.

We recommend contract award to Green Homes Grant Installs be approved in the sum of £791,829.

### **Communal Works**

These projects comprise of upgrading internal communal areas of various general needs flats, works include door renewal, painting, electrical upgrades, new intercom systems. Tenders were split into 2 areas for delivery and are let on Price and Quality basis through procure plus framework mini competition.

NB; Tender submission closed 22/11/2024 – further clarification has been requested prior to recommendations being finalised which is expected to be agreed 29/11/2024 and therefore a further report will be brought back to Cabinet on the 08<sup>th</sup> January 2025 for consideration.

### **Social Value**

All contracts will ensure that social value is maximised with project specific outcomes agreed at the contract award meetings. All contractors have a good track record of delivering social value via contracts awarded through the Procure Plus frameworks, examples shown below.

### **Roofing - WRPS**

- use their experience of offering programmes that support people who may face barriers to access employment or training. This has included young people, aged 16 - 25, ex offender programme and people that have been unemployed for more than a year.
- work closely with the Education Business Partnerships (EDPs), job centers and local agencies to provide work related learning exercises to promote career opportunities in construction.

- recently installed swift boxes to the soffits of all bungalows on Dumers Lane in Radcliffe. This was highly commended by the local ecologists and made the local newspaper. WRPS will be proposing similar swift box installs as part of future schemes.

### **Roofing – BAAS**

- has created several opportunities for apprentices to work on occupied properties recruiting 2 young apprentices who or are working toward achieving NVQ Level 2 in Roofing Occupations.
- £90,000 worth of upgrades to community centers
- £5,000 to various foodbanks
- IT equipment donated to Rapid IT's 'Tech 4 All Kids' (as promoted on Northwest Tonight). The charity has recently recycled 20 of our laptops for children with no access to IT equipment

### **Energy - GGI**

- Food Pantry Donations
- Multiple Skip Days minimum 8 x 14 yards skips and removal items for vulnerable tenants
- Employment of long term unemployed via Ingeus Bury and Job Centre
- Employment of multiple apprenticeships e.g. accounts, business admin, joinery and electrics., training including driving lessons and qualifications
- Promotion jobs with tenants and attendance Housing Services and job fair

### **Alternative options considered and rejected**

1. **Do nothing:** Due to the nature of the works (compliance work as identified by the FRA reports), the works need to be completed to ensure Burys general needs stock is compliant with the current regulations.
2. **Deliver Inhouse:** The works were originally offered to the in house contractor but they were unable to deliver due to lack of capacity.
3. **Open Tender:** This option was considered and is possible, however this would involve significantly more time and costs in the procurement process as a whole and for no real benefit. The use of this framework is free and ensures that all suppliers have been evaluated and approved based on their capabilities, expertise, and compliance within required criteria along with pre-negotiated terms and conditions. Further competition exercise enabled the council to tailor the service requirements to the Council's specific needs. There are little or no benefits to going out to open tender over using this framework and as a result this option was dismissed.

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### **Report Author and Contact Details:**

*Name: Dave Woods*  
*Position: Interim Technical Advisor*  
*Department: Housing*  
*E-mail: D.woods@bury.gov.uk*

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## **Background**

Generally, the properties will be mixed types with the majority being traditional construction, the information informing the properties to be included with each tender has been generated from the stock condition data.

Surveys and scoping externally have been carried out to identify the extent of works necessary to ensure we achieve a high standard of repairs to ensure longevity and minimise the repairs required when works are completed.

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## **Links with the Corporate Priorities:**

The Let's Do It Strategy sets out the Council's corporate priorities. This contract will support delivery in two key areas:

**Improved Quality of Life:** By its very nature this contract helps to ensure health and safety compliant to protect all council-owned buildings, users and visitors, by delivering early warning of fire within the properties.

**2025 Vision and Aims** - Connecting buildings & people to maximise performance and operational efficiency by transforming our building infrastructure into an integrated, rationalised, decarbonised health and safety compliant estate in support of Bury's 2030 'Let's-do-it' strategy. This contract works towards creating and maintaining a health and safety compliant property and blocks.

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## **Equality Impact and Considerations:**

The proposal does not bring about any changes that would impact on one protected characteristic over and above another, it does not result in increased/decrease access to services or provision for any group of the population or cause any disadvantage to a community of interest. The approach is to ensure value for money in procuring the varied works through a proven framework (Procure Plus) for the council.

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## **Environmental Impact and Considerations:**

Contributes to ensuring an improved environment for all Council-controlled building users and visitors to the local area, to minimise repairs once works are complete reducing the costs of maintenance.

As part of the quality submissions contractors were evaluated on their attitude and impact on the local area and environment.

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**Assessment and Mitigation of Risk:**

<b>Risk / opportunity</b>	<b>Mitigation</b>
Works identified as required through the Stock Condition Surveys and from repairs information supplied by the in-house contractor.	The council aims to complete a full Stock condition survey of properties, currently this has achieved 84% completion, this data will help to identify priorities for the forthcoming years programme, Full scoping and surveys have been carried out to each scheme identifying the amount of works required to compile a valued tender for each contract to achieve accurate prices, FM and social value from contractors.  Cabinet approval will enable the council to award the contract to address the required improvements.

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**Legal Implications:**

1. The Procure Plus Frameworks are open to social providers to purchase goods, works and services in order to build, repair and maintain housing stock. Procure Plus is owned by social housing providers and is not for profit: any profits are put back into the community. It promotes social value and publishes a value for money report.
2. The use of the Procure Plus Frameworks by the Council to procure services is compliant with the Public Contracts Regulations 2015 and providers selected onto the framework have been subject to objective award criteria and price competition. The contracts referred to above have been awarded in accordance with the further mini competition terms of the particular frameworks to which they relate, meaning a further competition has been undertaken to select each supplier.

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**Financial Implications:**

3. All contract awards can be met from within the overall approved HRA Capital Programme for 2024/25 of £17.937m.

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**Appendices:**

*Please list any appended documents.*

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**Background papers:**

*Please list any background documents to this report and include a hyperlink where possible.*

**Please include a glossary of terms, abbreviations and acronyms used in this report.**

Term	Meaning